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for which the property hereby mortgaged may become liable when payable, and in case of the failure of the Mortgagor so to do, the Mortgagee may do so and the amount so paid shall then be added to the principal debt herein and bear interest at the rate hereinbefore recited, from the date of said payment, and said Mortgagee shall have a lien hereunder on said premises for the amount so paid, together with said interest thereon; and the Mortgagor shall deliver to the Mortgagee all recespted bills showing payments of such charges as paid by the Mortgagor; (4) to permit, commit or suffer no waste, impairment or deterioration of said property, or any part thereof; (5) that the holder of this mortgage in any action to foreclose it, shall be entitled (without regard to the adequacy_of any security for the debt) to the appointment of a receiver to collect the rents and profits of said premises and account therefor as the Court may direct; (6) that should the title to the herein mortgaged property be acquired by any person, persons, partnership or corporation, other than the Mortgagor. by voluntary or involuntary grant or assignment, or in any other manner without the Mortgagee's written consent, or should the same be encumbered by the Mortgagor without the Mortgagee's written consent, then the whole of_said principal sum shall immediately become due and payable, and the mortgage subject to foreclosure; (7) that the whole of said mortgage debt intended hereby to be secured shall become due and demandable after default in the payment of any interest installment or principal payment. as herein provided, shall have continued for thirty days, or after default in the performance of any of the covenants or conditions hereof for thirty days; (8) it is agreed between the parties hereto that the said Mortgagor shall have the right and privilege at any time to prepay the aforesaid mortgage principal amount in whole or in part, interest to abate on the amount prepaid from the date of such prepayment; (9) To pay to the attorney for the Mortgagee, at the time when the final payment necessary to discharge the mortgage debt is made, the costs and expenses incident to the preparation and recording of a release of this mortgage.

AND IT IS AGREED AND UNDERSTOOD that until default is made, the said Mortgagor may retain possession of the hereby mortgaged property.

AND the said Mortgagor hereby assents to the passage of a decree for the sale of the property hereby mortgaged, the sale to take place after a default in any of the covenants or conditions of this mortgage as herein provided), and the said Mortgagor hereby also authorizes the said Mortgagee or Walter S. Calwell or James D. Laudeman. Jr., its duly authorized Attorney or Agent, after any default in the terms of this mortgage, to sell the hereby mortgaged property, and any such sale, whether under the above assent to a decree or under the above power of sale, shall be under the provisions of Article LXVI of the Public General Laws of Maryland and the Maryland Rules of Procedure, or under any other General or Local Law of the State of Maryland relating to mortgages, or any supplement, amendment, or addition thereto. And upon any sale of said property, whether under the above assent to a decree or under the above power of sale, the proceeds shall be applied as follows: (1) to the payment of all expenses incident to such sale, including a fee of . \$.75.00.

Dollars and a commission to the party making the sale of said property equal to the commission allowed Trustees for making sale of property by virtue of a decree of a Court having equity jurisdiction in the State of Maryland; (2) to the payment of all claims of the said Mortgagee under this mortgage whether the same shall have matured or not, including interest thereon until final ratification of the auditor's account; (3) the surplus (if any there be), to the said Mortgagor or to whomever may be entitled to the same. Should the property described herein be advertised for sale hereunder and not sold, the Mortgagor shall pay, each and every time such event may occur, the following expenses and charges: (a) the expenses and costs incident to such sale to date, including the fee provided herein; and (b) one-half of the commission as herein provided computed on the amount of the debt hereby secured.

The said Mortgagor covenants that he will warrant specially the property hereby mortgaged, and that he will execute such further assurances as may be requisite.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders, and Mortgagee shall include any payee of the indebtedness hereby secured or any transferee thereof whether by operation of law or otherwise. The covenants herein contained shall bind, and the benefits and advantages herein recited shall enure to the respective heirs, executors, personal representatives, successors and assigns of the parties hereto

	2 Company of Toward
ITNESS:	Bruce Carey Elman
	(SEA1,
Day La	
BARRY L. GREEN TATE OF MARYLAND, CITY OF BALTIMORE, TO WIT:	(SEAL
On this	May 73 19 73 before me, a Notary
On this	
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